

PARCEL IDENTIFICATION NUMBER: 1220-15-210-004

Commitment Number: DEF2137988

After Recording, Send To:

Boston National Title Agency, LLC
400 Rooser Rd, Ste. 101
Coraopolis, PA 15108

SEND TAX STATEMENTS/BILLS TO:

Rick L. Nuzum

1414 Jobs Peak Dr., Gardnerville, NV 89460

QUITCLAIM DEED

Exempt: Section NRS 375.090(5): A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.

Rick L. Nuzum married to **Amber Nuzum**, hereinafter grantor, whose tax-mailing address is **1414 Jobs Peak Dr., Gardnerville, NV 89460**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Rick L. Nuzum**, a married man as his sole and separate property, hereinafter grantee, whose tax mailing address is **1414 Jobs Peak Dr., Gardnerville, NV 89460**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following real property situated in the City of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows: Lot 217, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed for record in the County Recorder of Douglas County, State of Nevada on June 1, 1965 in Book 31, Page 686 as Document No. 28309 and Amended Title Sheet recorded on June 4, 1965 in Book 31, Page 797 as Document No. 28377.

Property Address is: 1414 Jobs Peak Dr., Gardnerville, NV 89460

Prior instrument reference: _____

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.



Executed by the undersigned on 4-23, 2021:

[Signature]
Rick L. Nuzum

[Signature]
Amber Nuzum

STATE OF NV
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on 4-23, 2021 by **Rick L. Nuzum** and **Amber Nuzum** who are personally known to me or have produced driver licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: DEF2137988.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-15-210-004
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 i. Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 1.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed: **Both grantors are married. JV**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer as the owner of the property is related to the person to whom it is conveyed within the

5. Partial Interest: Percentage being transferred: _____ % First degree of lineal Consanguinity

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 OR Affinity and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Handwritten Signature] Capacity: Grantor
 Signature [Handwritten Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Amber Nuzum
 Address: 1414 Jobs Peak Dr., Gardnerville, NV
89460
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Rick L. Nuzum
 Address: 1414 Jobs Peak Dr.,
Gardnerville, NV 89460
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Joseph P. Vallone Escrow # _____
 Address: 400 Rouser Rd, Ste. 101
 City: Concord, PA State: PA Zip: 15108